



THE PARTICULARS

Albion Way Horsham RH12

£2,500 Per Month
Unfurnished

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception

Features

- Roof Terrace & Balcony, - 1 Parking Space, - Lift Access & Secure Video Entry, -
 - Not Suitable for Pets due to Head Lease, - Horsham District Council Tax Band D, - Virtual Tour Available Upon Request
- Council Tax Band D

Hamptons
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Horsham, RH12 1PL
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AN EXECUTIVE APARTMENT IN THE HEART OF HORSHAM.

The Property

Elegant Two-Bedroom Penthouse Apartment in an exclusive Manhattan-style residence in the heart of modern town centre living. Welcome to this exceptional two-bedroom, two-bathroom penthouse apartment within The Paperyard, an exclusive collection of just 62 stylish Manhattan-inspired apartments designed for contemporary living. Combining sophisticated design, spacious open-plan interiors and premium finishes, this impressive residence offers the perfect balance of luxury, comfort and convenience — ideal for professionals, couples or those seeking an elegant town centre lifestyle. The apartment features a spectacular roof terrace offering breathtaking panoramic views, with a generous outdoor living space perfect for entertaining, relaxing, and enjoying the surrounding.

Outside

This penthouse apartment offers a roof terrace and 1 parking space.

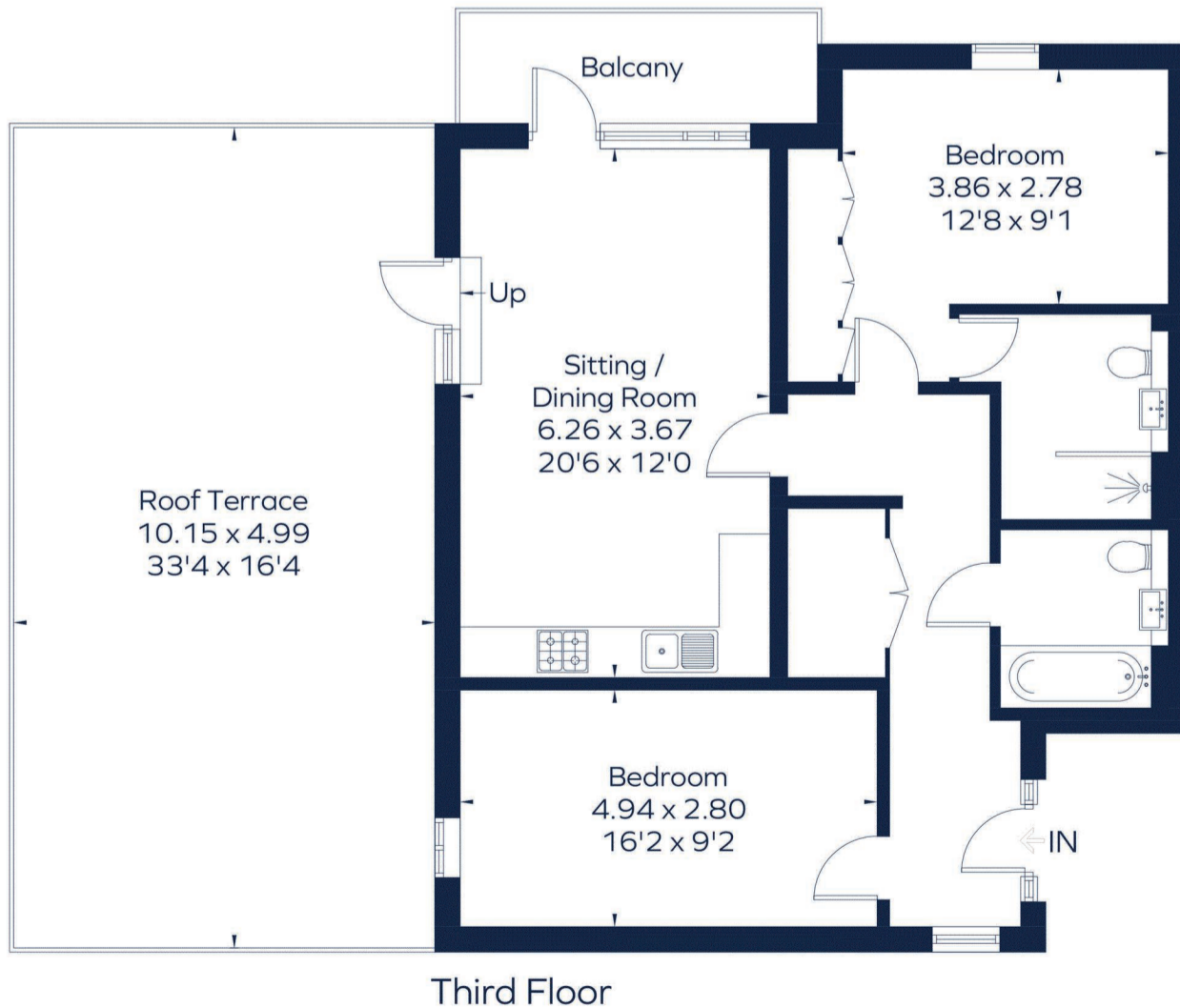
Location

Horsham is surrounded by miles of rolling countryside, with a number of stunning parks at your disposal. Yet despite Horsham's distinct outlook, it boasts fantastic links by road, rail and air providing easy access to London and the opportunity to explore further afield. Offering a unique blend of historic charm and modern amenities, quaint cobbled streets give way to coffee shops, sophisticated bars, designer shops and a host of leisure and entertainment destinations. Here you'll find

everything for modern living, right on your doorstep. Ideal for commuters as it is only a 15 minute walk from the nearest train station which offers regular fast services to London and Portsmouth. By car Horsham, Brighton, Guildford, Gatwick airport and London can be reached via A29, A24, M23 & M25.



Approximate Area = 76.9 sq m / 828 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 277209

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)			
A			
B			
C			
D		74	74
E			
F			
G			
Not energy efficient (higher running costs)			
England & Wales		EU Directive 2002/91/EC	